



Flat 1 Ayscough Avenue, Spalding PE11 2QB

welcome to

Flat 1 Ayscough Avenue, Spalding

One double bedroom flat, OUTSKIRTS OF TOWN & AVAILABLE WITH NO CHAIN. Open plan lounge & kitchen. Family bathroom with three piece suite. COMMUNAL PARKING TO THE FRONT & WITHIN EASY ACCESS OF A RANGE OF AMENITIES. EPC RATING C - 76



Entrance Hall

Having loft access and built-in cupboard

Lounge

16' 1" x 10' 7" (4.90m x 3.23m)

Kitchen

8' 4" x 6' 6" (2.54m x 1.98m)

Having a range of wall and base units, work surfaces and a single bowl stainless steel sink. Integrated electric oven, four ring gas hob and extractor. Space for washing machine and fridge freezer. Wall mounted gas boiler

Bedroom 1

12' 1" x 10' 8" (3.68m x 3.25m)

Bathroom

5' 7" x 5' 10" (1.70m x 1.78m)

Comprising three piece suite of WC, pedestal sink and bath. Extractor and tiled floor

Agents Note

Buyers should be aware that the property is leasehold but the instructing party have provided no details regarding this

Agents Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



view this property online williamhbrown.co.uk/Property/SDG113436



welcome to

Flat 1 Ayscough Avenue, Spalding

- ONE BEDROOM FLAT WITHIN CLOSE PROXIMITY OF SPALDING TOWN CENTRE
- OPEN PLAN LOUNGE & KITCHEN
- FAMILY BATHROOM WITH THREE PIECE SUITE
- COMMUNAL PARKING
- AVAILABLE WITH NO CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£82,500



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113436



Property Ref:
SDG113436 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk